

1. Z-6023 H T E Inc. and Triple D's Lounge
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5. Z-6301 David Whiston
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69 Faywood Avenue, East Boston
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60 K Street, South Boston
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20. Z-6389 Bernard Piscopo
33 Dracut Street, Dorchester
21. Z-6392-6393 Brackett Realty Trust
53-55 Brackett Street, Brighton
22. Z-6395 Dorothy Leydon
310 Spring Street, West Roxbury
23. Z-6399 Frank Walsh
63 Johnson Street, West Roxbury
24. Z-6401 Angel Rodriguez
4 Wendover Street, Dorchester

MEMORANDUM

August 11, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/30/83

Z-6023
H T E Inc. and Triple D's Lounge
435-439 South Huntington Avenue,
Jamaica Plain
at Moraine Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from dry cleaners, two retail stores, and restaurant to restaurant with two video games; increase restaurant capacity from 92 to 140 persons.

Violation(s):

Restaurant with entertainment is forbidden.

Off-street parking is insufficient.

Abutter's concerns are garbage and odors. Video games are existing and licensed by Licensing Board. Recommend approval with provisos.

VOTED: In reference to petition Z-6023, H T E Inc. and Triple D's Lounge, 435-439 South Huntington Avenue, Jamaica Plain, for a forbidden use and a variance for change of occupancy from dry cleaners, two retail stores, and restaurant to restaurant with two video games and increase restaurant capacity from 92 to 140 persons in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that petitioner provide an enclosed dumpster or arrange for daily removal of garbage; that landscaping or fencing be provided between facility and residential abutters; that space be purchased or leased to provide required off-street parking.



MARY F. CURLEY
SCHOOL

435-39 S. HUNTINGTON AV
(J.P.)

Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6072
John Sullivan
85-87 Main Street, Charlestown
near Monument Avenue

3½-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - three apartments and restaurant with one video game.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, and off-street parking are insufficient.

No record of legal occupancy. Proposal is compatible with commercial-residential properties in neighborhood. Recommend approval.

VOTED: In reference to petition Z-6072, John Sullivan, 85-87 Main Street, Charlestown, for a forbidden use and three variances to legalize occupancy as three apartments and restaurant with video game in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal is compatible with commercial-residential properties in neighborhood.



Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6293-6294
Isabella Limited Partners
25 Cortes and 40 Isabella Streets, Boston
near Berkeley Street

Five-story structure

District(s): apartment H-2 general business B-4 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: interior office renovations; ancillary parking for office
employees - 38 vehicles.

Violation(s):

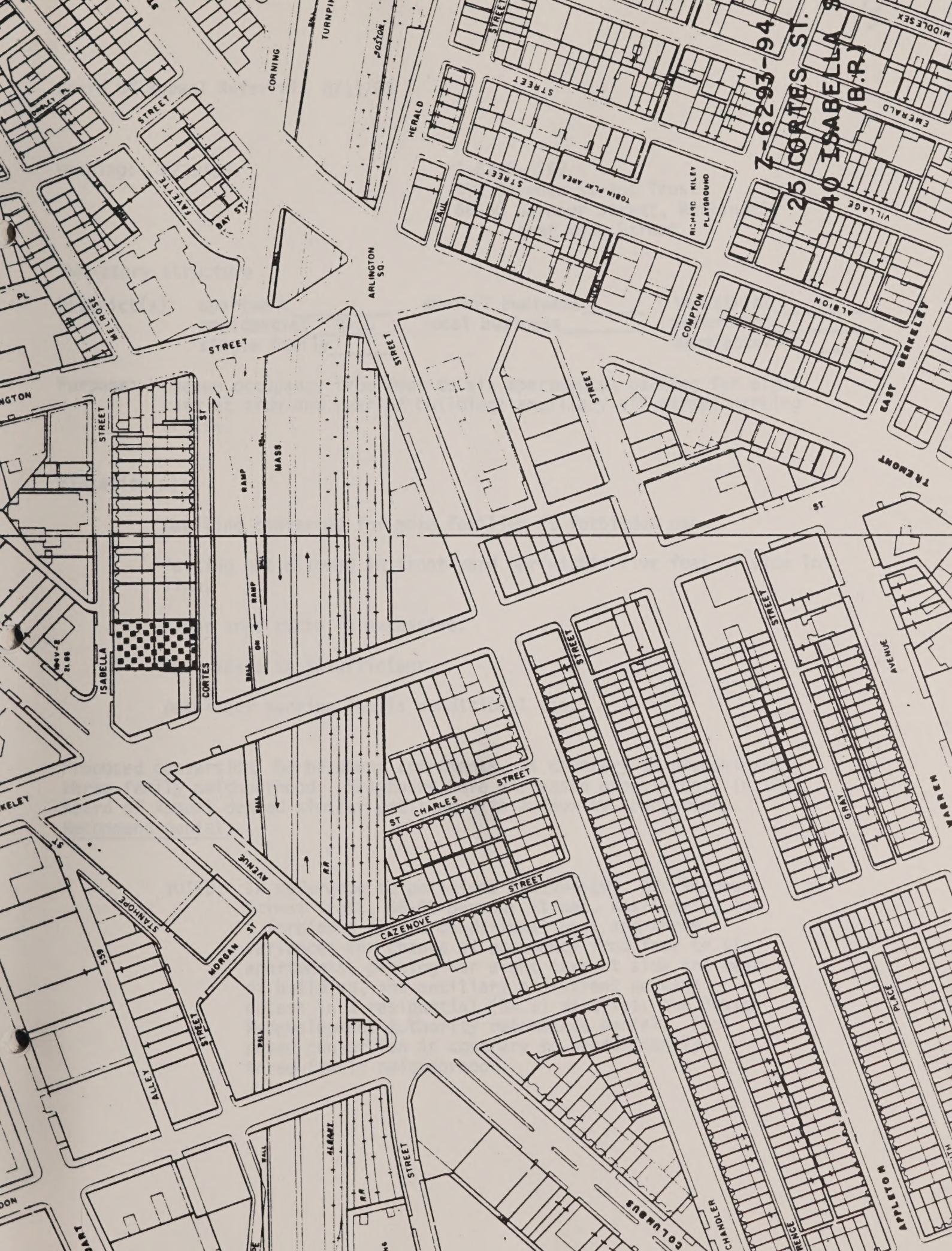
Extension of nonconforming use.

Floor area ratio is excessive.

Parking lot is conditional in restricted parking district.

Entire office building will be substantially renovated. Parking lot has
existed since 1963. Recommend approval with proviso.

VOTED: In reference to petitions Z-6293-6294, Isabella
Limited Partners, 25 Cortes and 40 Isabella Streets,
Boston, for extension of nonconforming use, condi-
tional use, and variance for interior office
renovations and ancillary parking of 38 vehicles in
apartment (H-2) and general business (B-4) districts,
the Boston Redevelopment Authority recommends
approval provided plans are submitted to the
Authority for design review.



7-6293-94

25 CORTES ST.

40 ISABELLA ST.

(B.R.)

4

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6298-6299
BVK Seymour Street Trust
56-60 Seymour Street, Roslindale
near Rowe Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four to six apartments; parking for eight cars at side and rear of building; ancillary off-street parking access.

Violation(s):

Dwelling converted for more families is forbidden use.

Parking not allowed in front yard nor within five feet of side lot line.

Floor area ratio is excessive.

Open space is insufficient.

Ancillary parking lot is conditional use.

Proposed conversion, two basement apartments, is contrary to predominantly three-family neighborhood. Neighbors have expressed opposition. In 1980, Board of Appeal denied similar petition with Authority concurrence.
Recommend denial.

VOTED: In reference to petitions Z-6298-6299, BVK Seymour Street Trust, 56-60 Seymour Street, Roslindale, for a forbidden use, a conditional use, and three variances for change of occupancy from four to six apartments, parking for eight cars at side and rear of building, and ancillary off-street parking access in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed conversion is contrary to predominantly three-family neighborhood.



Z-6298-99

56-60 SEYMOUR ST.

(POS.)

Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6301
David Whiston
52 Waldeck Street, Dorchester
at Park Street

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Three-family dwelling is forbidden use.

Lot area, lot width, and lot frontage are insufficient.

Condition is existing. Large owner-occupied structure was formerly occupied as a communal residence of Catholic brothers. Direct abutter supports proposal. Recommend approval.

VOTED: In reference to petition Z-6301, David Whiston, 52 Waldeck Street, Dorchester, for a forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Condition is existing, with no apparent impact. Large owner-occupied structure was formerly occupied as a communal residence of Catholic brothers.



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Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6307-6308
Edward Gray, Executor
John J. Biggins, Jr.
14-16 Aldie and 6-8 Bagnal Streets,
Brighton

2- and 2½-story two-family dwellings

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: subdivide.

Violation(s):

Lot area, width, frontage, and rear yard are insufficient.

Floor area ratio is excessive.

Accessory garage setback from lot line is insufficient.

Petition concerns only 11.5 square feet at rear of Bagnal Street property.
Proposed subdivision will expedite and legalize sale. Recommend approval.

VOTED: In reference to petitions Z-6307-6308, Edward Gray, Executor, and John J. Biggins, Jr., 14-16 Aldie and 6-8 Bagnal Streets, Brighton, for eleven variances to subdivide in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Petition concerns only 11.5 square feet at rear of Bagnal Street property. Proposal will expedite and legalize sale.



2-6307-08
14-16 ALDIE ST.
6-8 BAGNEL ST.
(BRI.)

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6312

Julio Varzeo de Moura

29 Cranston Street, Jamaica Plain
near Termine Avenue

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Property purchased last year as two-family dwelling and occupied as such for many years. Conversion compatible with residential character of neighborhood. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6312, Julio Varzeo de Moura, 29 Cranston Street, Jamaica Plain, for a forbidden use and a variance to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Property purchased last year as two-family dwelling and occupied as such for many years. Conversion compatible with residential character of neighborhood



Z-6312
29 CRANSTON ST.
(J.P.)

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6314
R. Todd Hoffman
463 Shawmut Avenue, Boston
near Rutland Street

Three-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy to two-family dwelling.

Violation(s):

Floor area ratio is excessive.

No record of legal occupancy. Petitioner proposes to enlarge existing basement unit. Recommend approval with proviso.

VOTED: In reference to petition Z-6314, R. Todd Hoffman, 463 Shawmut Avenue, Boston, for a variance for change of occupancy to two-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority Authority recommends approval with proviso that plans for exterior changes be submitted to the Authority for design review.



463 SHAWMUT AVE.
(B.P.)
Z-6314

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6334

Ruggles Street Baptist Church
127-129 Fisher Avenue, Roxbury
near Bucknam Street

Approximately 6,720 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two-family dwelling.

Violation(s):

Side and rear yards are insufficient.

New dwelling on Mission Hill will enhance and revitalize a declining neighborhood. Recommend approval.

VOTED: In reference to petition Z-6334, Ruggles Street Baptist Church, 127-129 Fisher Avenue, Roxbury, for two variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. New dwelling on Mission Hill will enhance and revitalize a declining neighborhood.

[illegible]

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6335

McDonald's Corporation

1282R-1284R Boylston Street, Boston

near Jersey Street

One-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect storage shed.

Violation(s):

Accessory building is conditional use.

Structure for storage of rubbish would be constructed at rear of restaurant property. Recommend approval with proviso.

VOTED: In reference to petition Z-6335, McDonald's Corporation, 1282R-1284R Boylston Street, Boston, for a conditional use to erect accessory storage structure in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that storage structure be enclosed by fencing and adequately screened by landscaping.



282 1284 BOLSTON ST
(B.P.)
Z-0335

Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6337
Forsyth Dental Clinic
140 The Fenway, Boston
at Forsyth Way

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition.

Violation(s):

Extension of pre-existing conditional use.

Front yard is insufficient.

Petition will allow construction of 3400-square-foot addition to fourth floor of existing structure. Board of Appeal and Authority approved first phase earlier this year. Recommend approval with proviso.

VOTED: In reference to petition Z-6337, Forsyth Dental Clinic, 140 The Fenway, Boston, for a conditional use and a variance to erect a one-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval, provided plans are submitted to the Authority for design review.



BAY

ROSE GARDEN

FENS

THE

FORSYTH

MONUMENT

FORSYTH

FENWAY

WAY

HEMENWAY

HUNTINGTON

GREENLEAF

PARKING

FENCOURT ST

FORSYTH

PARKING AREA

FORSYTH PARK

PARKING

ST. STEPHEN

PARKING

OPERA

AVENUE

AVENUE

GAINSBOROUGH

PARKING

Z-6337

140 THE FENWAY
(B.P.)

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6339

Newbury Realty Company
125 Newbury Street, Boston
near Clarendon Street

Four-story structure

District(s): apartment _____ general business B-3-65 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: install stationery awning.

Violation(s):

Sign not allowed above first level of windows above first story.

Awning over second-floor window for fine arts retail business has been reviewed and approved by Back Bay Architectural Commission. Recommend approval.

VOTED: In reference to petition Z-6339, Newbury Realty Company, 125 Newbury Street, Boston, for a conditional use to erect stationery awning in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Certificate of Appropriateness has been granted by Back Bay Architectural Commission.



125 NEWBURY ST
Z-6339
(B.P.)

CITY OF BOSTON
PLANNING & DEVELOPMENT
DIVISION

PROVIDENCE

STREET

ST. JAMES

TRINITY
CHURCH

COPLEY
SQUARE

BOYLSTON
STREET

COMMONWEALTH
DEPARTMENT OF
TRANSPORTATION
DIVISION

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6348

Sheila M. Sheridan

171 Austin Street, Hyde Park

near Marston Street

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect dormer addition to one-family dwelling.

Violation(s):

Side yard is insufficient.

Dormer will provide needed bedroom-bath space for family. No objections from abutters. Recommend approval.

VOTED: In reference to petition Z-6348, Sheila M. Sheridan, 171 Austin Street, Hyde Park, for a variance to erect dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Dormer addition will provide needed family space. Violation is technical.

Z-6348
171 AUSTIN ST.
(H.P.)



Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6366
Stefanos Kalemkerides
4415 Washington Street, Roslindale
at Metropolitan Avenue

Gas service station

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

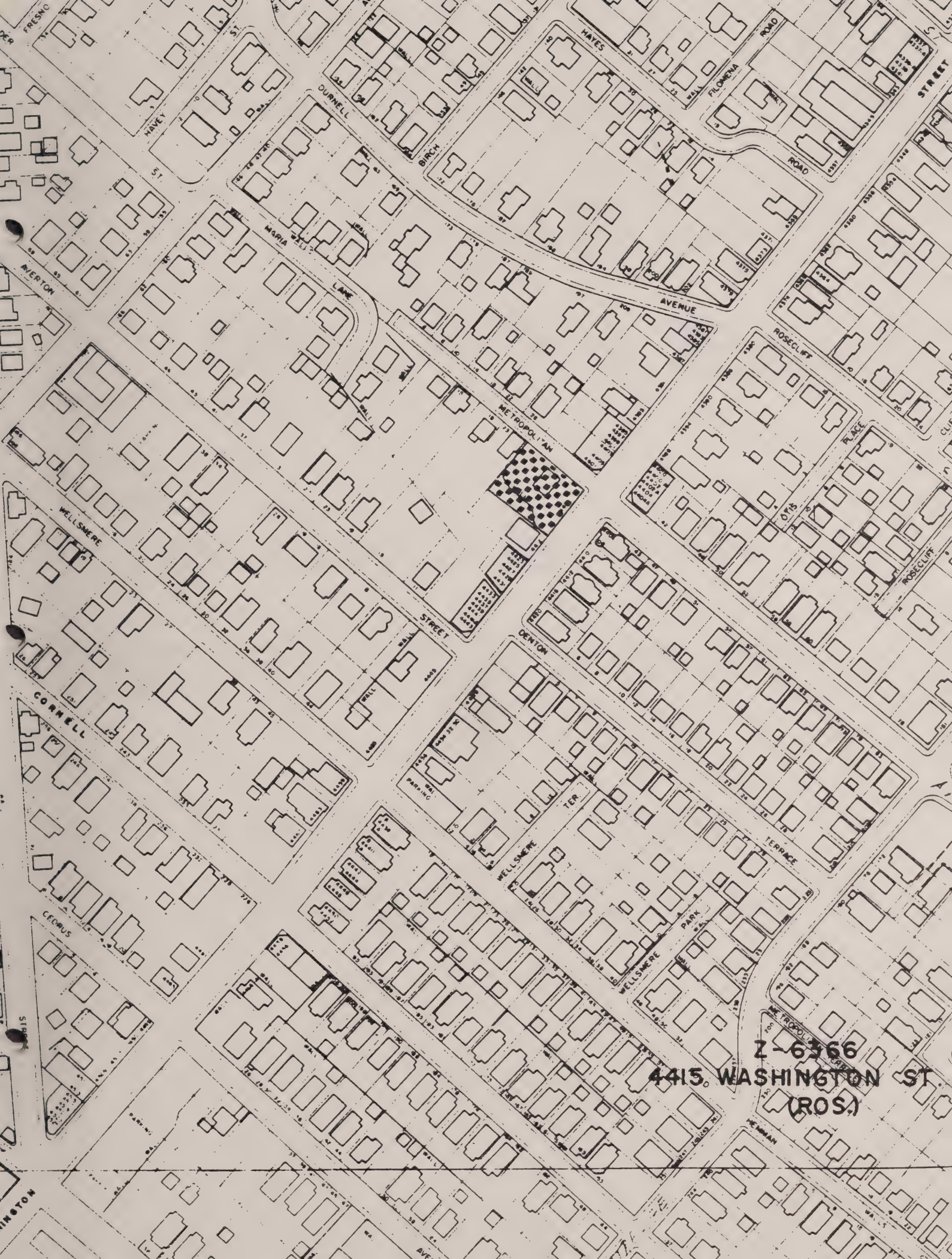
Purpose: increase gasoline storage capacity from 9,000 to 15,000 gallons.

Violation(s):

Extension of conditional use.

Increased storage capacity by the addition of a 6,000-gallon tank will assure supplier's continued deliveries. Recommend approval with proviso.

VOTED: In reference to petition Z-6366, Stefanos Kalemkerides, 4415 Washington Street, Roslindale, for a conditional use to increase gasoline storage capacity from 9,000 to 15,000 gallons in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations.



Z-6366

4415 WASHINGTON ST
(ROS.)

Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6367

Nunzio J. Celona

69 Faywood Avenue, East Boston
near Orient Avenue

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: erect swimming pool.

Violation(s):

Swimming pool not complying with setback from lot lines and
fencing requirements is conditional use.

Pool has been existing for approximately five years. However, it must be
screened on all sides by a concealing six-foot fence. Recommend approval
only with proviso.

VOTED: In reference to petition Z-6367, Nunzio J. Celona,
69 Faywood Avenue, East Boston, for a conditional
use to erect a swimming pool in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends approval only with the following proviso:
that the pool be screened on all sides by a concealing
six-foot fence.

Z-6367
69 FAYWOOD AVE.
(E.B.)

SUFFOLK DOWNS PARK



Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6375

Robert Carr

710 Commonwealth Avenue, Boston

near Cummington Street

Three-story structure

District(s): apartment H-4 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one apartment, two stores, and office
to one apartment, office, store, and laundromat.

Violation(s):

Change in nonconforming use.

Laundromat exists and is compatible with mixed institutional-commercial-residential area. Kenmore Association has no objection. Recommend approval.

VOTED: In reference to petition Z-6375, Robert Carr, 710 Commonwealth Avenue, Boston, for change in nonconforming use for change of occupancy from one apartment, office, and two stores to one apartment, office, store, and laundromat in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval. Laundromat exists and is compatible with mixed institutional-commercial-residential area.



Z-6375
710 COMMONWEALTH AVE.
(B.P.)

LINE

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6383
 King Terminal Trust
 60 K Street, South Boston
 at Elkins Street

Four-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront <u>W-2</u>
	single family _____		manufacturing _____

Purpose: change occupancy from clothing-designing training school and light manufacturing to four apartments and light manufacturing.

Violation(s):

Multifamily dwelling is conditional use.

Petition will allow business-residential space for small business proprietors in cabinet making, photo laminating, and children's dressmaking fields. Appellant will meet with community to resolve concerns. Recommend that Board of Appeal defer decision.

VOTED: In reference to petition Z-6385, King Terminal Trust, 60 K Street, South Boston, for a conditional use for change of occupancy from clothing-designing training school and light manufacturing to four apartments and light manufacturing in a waterfront (W-2) district, the Boston Redevelopment Authority recommends that Board of Appeal defer decision until Authority can evaluate and report on result of appellant-community meeting addressing existing community concerns.

LEAVE TO WITHDRAW



STREET

POWER-HOUSE STREET

ELKINS STREET

K STREET

EAST STREET

DAY STATE PL.

ZICKSBURG STREET

Z-6383
60 K STREET (S.B.)

CHOATE BURNHAM
EL. SCHOOL

BURNHAM P.

SECOND

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6384-6385
St. James Educational Center, Inc.
9-11 Akron Street, Roxbury
near Alpine Street

2½-story duplex structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: legalize occupancy - two two-family dwellings.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancies. Two-family dwellings are existing and are consistent with residential neighborhood. Recommend approval.

VOTED: In reference to petitions Z-6384-6385, St. James Educational Center, Inc., 9-11 Akron Street, Roxbury, for two forbidden uses and two variances to legalize occupancy as two two-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancies. Two-family dwellings are consistent with residential neighborhood.

Z-6384-85
9-11 AKRON ST.
(ROX.)

Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6386
Chandler Inn Realty Trust
24-36 Chandler Street, Boston
at Berkeley Street

Eight-story structure

District(s): apartment _____ general business B-4 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: replace letters on existing sign.

Violation(s):

Top of sign not allowed higher than 25 feet above grade.

Neon sign (Chandler Inn) near roof is incompatible with architectural character of building and the surrounding residential neighborhood. Hotel is adequately identified by signs at street level. Recommend denial.

VOTED: In reference to petition Z-6386, Chandler Inn Realty Trust, 24-36 Chandler Street, Boston, for a conditional use to replace letters on existing sign in a general business (B-4) district, the Boston Redevelopment Authority recommends denial. Neon sign near roof is incompatible with architectural character of building and surrounding residential neighborhood. Hotel is adequately identified by signs at street level.



Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6389

Bernard Piscopo

33 Dracut Street, Dorchester
near Dorchester Avenue

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect two-story addition to one-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Rear addition will provide much-needed space for large family. Abutter supports proposal. Recommend approval.

VOTED: In reference to petition Z-6389, Bernard Piscopo, 35 Dracut Street, Dorchester, for two variances to erect a two-story addition to a one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Rear addition will provide much-needed space for large family. Abutter supports proposal.



33 DRACUT ST.
(DOR.)

2-6389

Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6392-6393
Brackett Realty Trust
53-55 Brackett Street, Brighton
near Faneuil Street

Three-story duplex structure (three-family dwelling)

District(s):	apartment_____	general business_____	industrial_____
	residential_____R-.8	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: subdivide.

Violation(s):

- Lot area, width, frontage, and side yard are insufficient.
- Floor area ratio is excessive.

Subdivision will allow sale of structures. Violations are technical.
Recommend approval with proviso.

VOTED: In reference to petitions Z-6392-6393, Brackett Realty Trust, 53-55 Brackett Street, Brighton, for eleven variances to subdivide duplex structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that maximum occupancy of structure remain three-family.



2-6392-93

53-55 BRACKETT ST
(BRI.)

Board of Appeal Referrals 8/11/83

Hearing: 8/23/83

Z-6395
Dorothy Leydon
310 Spring Street, West Roxbury
at Billings Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: change occupancy from one-family and retail sales to offices and store.

Violation(s):

Change in nonconforming use.

Office/commercial encroachment into this predominantly residential neighborhood is inappropriate, undesirable, and contrary to conditions required for approval. Recommend denial.

VOTED: In reference to petition Z-6395, Dorothy Leydon, 310 Spring Street, West Roxbury, for change in nonconforming use for change of occupancy from one-family and retail sales to offices and store in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Office/commercial encroachment on this predominantly residential neighborhood is inappropriate, undesirable, and contrary to conditions required for approval.

Z-6395

310 SPRING ST.

(W.R.)



Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6399
Frank Walsh
63 Johnson Street, West Roxbury
near Birchland Avenue

1½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: erect two additions to one-family dwelling.

Violation(s):

Front yard is insufficient.

Expansion of the small house for bedroom-bath facilities will not have any adverse impact on the neighborhood. Abutter supports proposal.
Recommend approval.

VOTED: In reference to petition Z-6399, Frank Walsh, 63 Johnson Street, West Roxbury, for two variances to erect two additions to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Expansion of small house is needed and will not have an adverse impact on the neighborhood.

This is a detailed street map of a residential neighborhood in New York City. The map shows a grid of streets and building footprints. A specific lot, located at the intersection of Cass Avenue and New York Avenue, is highlighted with a black and white checkered pattern. The map includes street names such as Johnson St, Cass Ave, New York Ave, and others. A handwritten address 'Z-6399' and '63 JOHNSON ST (W.R.)' are visible in the top left corner. The map also shows various other streets like Summer St, Birchland St, and Constance St. The lot numbers are visible along the streets, and the map is oriented with North at the top.

Board of Appeal Referrals 8/11/83

Hearing: 8/30/83

Z-6401
Angel Rodriguez
4 Wendover Street, Dorchester
near Dudley Street

One-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from garage to repair shop garage.

Violation(s):

Repair shop garage is conditional use.

Although in a business zone, this very narrow street is primarily residential. Proposed repair garage would be disruptive, create noise, and generate unwanted vehicular traffic. Neighborhood is opposed. Recommend denial.

VOTED: In reference to petition Z-6401, Angel Rodriguez, 4 Wendover Street, Dorchester, for a conditional use for change of occupancy from garage to repair shop garage in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. This very narrow street is primarily residential. Proposed repair garage would be disruptive, create noise, and generate unwanted vehicular traffic.

Z-6401
4 WENDOVER ST
(DOR)



